



## MARCH 27, 2025 BOARD OF DIRECTORS'

### MEETING SUMMARY

The PGA WEST Residential Association Board of Directors conducted an in person and zoom Board Meeting on Thursday, March 27, 2025, at 1:00 PM. The following summarizes the meeting:

- I. **Meeting Called to Order at 1:00 PM.** Five members of the Board of Directors, Management, and 6 homeowners attended in person at the Member Service Center located at 54-320 Southern Hills, La Quinta, CA. One Board member and additional homeowners participated via Zoom.
- II. **Meeting Minutes** – The Board unanimously approved the minutes of the Board Meetings of 01/30/2025, 03/07/2025 and the Executive Sessions of 01/30/2025 and 03/07/2025.
- III. **Open Forum** – Topics discussed included: Homeowners expressed appreciation for the hard work and numerous hours the Board of Directors volunteer to the Association. Additionally, one homeowner provided a suggestion for landlords to increase deposit fees to renters to help cover potential violations.
- IV. **Financial Statements** – Gavin Schutz, Treasurer, provided an overview of the December 2024 financial statements. Financial review certifications for December 2024 were confirmed to be signed by the Treasurer and President. The Board authorized initiating delinquent assessment liens for parcels 775031015, and 775061018.
- V. **2024 Audited Financial Statements** – The Board unanimously approved the 2024 Audited Financial Statements completed by Carlsen and Ferris, APC.
- VI. **Proposed CC&R Amendment Regarding Insurance** – The Board unanimously approved a resolution authorizing Management and the Board of Directors to draft a CC&R amendment that would remove the requirement to insure the Association to its full value as determined by the insurance provider. This amendment would grant the Board flexibility to determine a financially viable level of coverage for the Association.
- VII. **Proposed CCR&R Revision** – The Board unanimously approved the March 2025 Revision of the CCR&R's proposed by the Master's Association.

- VIII. **Spectrum Pool Wi-Fi Update** – General Manager, Kelly McGalliard, provided an update on the Wi-Fi at the 54 pool locations and the status of the credit requested by the Association due to installation delays.
- IX. **Citrus Tree Inventory Update** – Management presented Sunshine Landscape’s full tree inventory report which distinguished total citrus trees, queen palms and canopy trees on both the Palmer and Stadium sides. Management will collaborate with the Landscape Committee to analyze the report and provide a recommendation on the continued implementation of citrus trees at the April 24, 2025 Board Meeting.
- X. **Update RAM Phase 1 Roofing** – Ron Winkle of Roof Asset Management provided a summary of ongoing Phase 1 contract work to install new roof tile underlayment. He stated that once completed 40 buildings will have been re-roofed. Phase 2 is scheduled to begin June 9, 2025.
- XI. **Oak Hill North Landscaping** – The Board unanimously approved authorizing the Landscape Committee to approve the contract proposal they believe is most beneficial to the Association with a not to exceed limit of \$100K.
- XII. **Burrtec Organics Bin Exchange** – Management reminded homeowners that they are able to exchange their 64 gallon organics bin for a smaller 35 gallon organics bin upon request with Burrtec. Homeowners can contact Burrtec at (760) 340-2113.

### **New Business**

- XIII. **Officer Elections Process** – The Board discussed the officer election process and how it was implemented in the past elections. It was agreed that prior to the Board electing the 2025 Board of Director’s Officers, directors will have the opportunity to express why they believe they are best suited for a specific officer position.
- XIV. **Speed Limits** – A director proposed that Management upload the 2019 Traffic Study prepared by RBI to the Association’s website. The Board determined it would be best to review the traffic study and revisit the item at a later date.
- XV. **Committee Reports** – The Landscape/Pool, Architectural, Compliance, Master Association, and Communication Committee Chairs provided reports to the Board.
- XVI. **General Manager’s Report** – Kelly McGalliard, General Manager, provided information regarding Association activities, including utility consumption updates, and administrative departments.

- XVII. **Street Signs** – The Board reviewed a proposal to replace 48 stop signs and 400 letters but found the cost to be excessive. They directed Management to reevaluate the proposal and explore alternative options that would be more cost-effective while still meeting the Association's needs in a timely manner.
- XVIII. **The meeting was adjourned at 2:22 PM** and was followed by an Executive Session to address legal issues and disciplinary matters.